

Arlington Redevelopment Board
December 19, 2016 Minutes
Town Hall Annex, Second Floor Conference Room – 7:30pm

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Kin Lau, Mike Cayer, David Watson, Andrew West

STAFF: Jennifer Raitt, Laura Wiener

GUESTS: John Maher, Attorney; Jacqueline Maurer, Owner, Upbeat Cycling; Josh Fenollosa, Brown and Fenollosa Architects; Linda Shoemaker, Director, Arlington Center for the Arts (ACA)

The Chairman opened the meeting at 7:30pm and turned to the first agenda item, Public Hearing, EDR Special Permit Docket #3523, by Jacqueline Maurer for Upbeat Cycling LLC and Faiola Realty Trust, the property owner, to allow a change of use to a 3,000 square foot portion of the building at **6 Schouler Court**. The proposed new use is an indoor cycling facility. The property is in the B2A Major Business District. John Maher, Attorney representing the proponent, sought approval from the Board to change the use from a lithograph shop to an indoor cycling studio. He further sought relief under Section 8; parking requirements. Mr. Maher stated that he met with Mr. Byrne, Director, Inspectional Services, who indicated that the parking at this location was a pre-existing, non-conforming condition, and therefore no additional parking was required. Mr. Maher further stated that the proponent did secure four parking spaces for morning classes located at 901 Mass. Ave, Mystic Wine Shoppe, and four parking spaces located at 951 Mass. Ave., the RCN parking lot, during evening classes. Jackie Maurer, Owner of Upbeat Cycling, explained that her proposed business is “boutique” indoor group cycling on stationary bikes to music with an emphasis on client service. Ms. Maurer addressed Transportation Demand Management, saying that they would provide incentives including subsidized T passes and cash incentives for staff and a rewards program for clients as a means to encourage use of alternate transportation. Josh Fenollosa, Architect for the project, shared plans showing the proposed 3,000sq.ft. space located on the first floor, a covered handicap ramp, covered bike parking located in the front and rear of the facility and proposed signage. Mr. Lau asked if there was illumination for the sign. Mr. Fenollosa described the illumination as residential style landscape lighting from below (ground up). Mr. Cayer questioned the sign’s placement indicating lack of clarity of where to enter. Ms. Maurer stated that directional signs or stencils could be added to avoid location confusion. Mr. Lau encouraged courtyard lighting to illuminate walkways. Mr. Watson agreed, citing darkness during the proposed business hours. Mr. Lau asked where trash would be stored and how it would be disposed of. Mr. Faiola, property owner, stated that trash would be removed from a common area by the loading dock and taken to the curb for pickup. Mr. Watson was concerned that the Studio could hold 30-32 clients at a time and only provided 10 bike parking spaces. Mr. Faiola stated that he would provide space for additional bike racks if needed. Mr. Bunnell asked for public comments. No comments were made and public comment was closed.

Mr. Cayer moved to approve the Special Permit for 6 Schouler Ct. with the general and special conditions set forth in the Director’s Report inclusive of the TDM and Plans provided with the application as amended by additional plans provided hereof. Mr. West seconded. All voted in favor. (5-0)

Mr. Bunnell moved to the second item on the agenda Arlington Center for the Arts fundraising update per Memorandum of Understanding with ARB. Linda Shoemaker, Director, ACA, shared that their fundraising goal set forth in the MOU for January had been met. Ms. Shoemaker updated the Board on their grant application citing a deadline of mid-January. Ms. Raitt, Director of Planning and Community Development, explained that a lease is a requirement of the grant application and asked if the sub-committee could meet to discuss lease execution as the goals of the MOU were met. Mr. Bunnell suggested a conference call meeting for the sub-committee to discuss the lease. The Board thanked Ms. Shoemaker for the update.

Mr. Bunnell moved to the next item on the agenda, discussion of 2017 ARB Meeting Schedule. Ms. Raitt shared an amended meeting schedule removing Labor Day and adding September 11, 2017 to the schedule.

Mr. Bunnell moved to the next item of the agenda, Director's Report. Ms. Raitt stated that Cori Beckwith has resigned as of December 30, 2016 and a new Conservation Administrator had been identified and will begin her position on January 3, 2017. Ms. Raitt informed the Board that she would be providing support to ACA for their grant application. She further provided updates on grant applications submitted to CPA, the Mass Preservation Project Fund, and the Residential Study Group's survey development. Ms. Raitt stated that the application deadline for a new Board member is January 1, 2016.

Mr. Bunnell moved to the next item on the agenda Approval of Meeting Minutes of December 5, 2016. Mr. Lau moved to approve the minutes from December 5, 2016. Mr. Cayer seconded. All voted in favor. (5-0)

Mr. Cayer moved to recess and reconvene at Tryst, where no business would be transacted. Mr. West seconded. All voted in favor. (5-0)